

## **PUD Ordinance - KCRC Facility #7 of 1988**

CASCADE CHARTER TOWNSHIP

ORDINANCE #7 OF 1988

AN ORDINANCE TO AMEND THE CASCADE TOWNSHIP ZONING ORDINANCE (NO. 2 OF 1978), AS AMENDED, AND ZONING MAP TO ESTABLISH THE KENT COUNTY ROAD COMMISSION SOUTH DISTRICT FACILITY PLANNED UNIT DEVELOPMENT.

Cascade Charter Township Ordains:

Section 1. An Amendment to the Cascade Charter Township Zoning Ordinance.

That the application received from Kent County Road Commission (hereinafter referred to as the "developer") for Planned Unit Development designation for their proposed South District Facility (hereinafter referred to as the "facility") was recommended by the Cascade Township Planning Commission, for approval on September 19, 1988.

The property is recommended for rezoning from its former zoning classification there by requiring this amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Township Board action on September 28, 1988.

Section 2. Legal Description.

The legal description of the premises is as follows:

That part of the Northwest  $\frac{1}{4}$ , Section 19, T6N, R10W, Cascade Township, Kent County, Michigan, described as commencing at the West  $\frac{1}{4}$  corner of said Section 19, thence North 2 degrees 42' 30" West along the West section line 523.51 feet, thence North 81 degrees 19'40" East 864.68 feet to the Point of Beginning, thence North 81 degrees 19'40" East 1985.74 feet, thence South 2 degrees 42'30" East 86.47 feet, thence North 81 degrees 19'40" East 2618.81 feet to the south right-of-way line of the C & O Railroad (100 feet wide), thence North 90 degrees West along said railroad right-of-way line 4584.77 feet, thence south 2 degrees 42'30" East 608.59 feet to the point of beginning.

That part of the Northwest  $\frac{1}{4}$ , Section 19, Cascade Township, T6N, R10W, Kent County, Michigan, being a parcel of land described as commencing at the West  $\frac{1}{4}$  corner of said Section 19, thence North 2 degrees 42'30" West along the West Section line 437.04 feet and the point of beginning, thence North 2 degrees 42'30" West 86.47 feet, thence North 81 degrees 19'40" East 2850.42 feet, thence South 2 degrees 42'30" East 86.47 feet, thence South 81 degrees 19'40" West 1850.42 feet to the point of beginning, except the westerly 50.0 feet thereof.

Section 3. General Provisions

The following provisions shall hereby apply to the aforementioned facility in addition to those provisions outlined in Section 13.11 of the Cascade Charter Township Zoning Ordinance (Ordinance No. 2 of 1978), as amended through August 28, 1984.

Section 4. Permitted Uses.

In this P.U.D. District, no building or part thereof shall be erected, altered or used or any area of land in whole or in part used for other than any one or more of the following specific uses:

- A. A 83,000 square foot building to contain offices, vehicle storage and repair facilities
- B. A 7,200 square foot warehouse
- C. A fuel island to contain four (4) pumps
- D. A 9,000 ton capacity bulk salt storage dome
- E. A 20,000 gallon (maximum) brine tank
- F. A 2,850 square foot salt spreader storage building
- G. A sand stockpile area
- H. A bituminous patch stockpile area
- I. An outside storage area for pipe, plows, and miscellaneous equipment
- J. Other uses similar to the above.

#### Section 5. Development Standards.

The following development standards shall apply within the Kent County Road Commission South District Facility P.U.D.

#### A. Area Regulations –

##### 1. Front Yard

The minimum distance from any building or storage area to the street right-of-way line shall be 100 feet. The first 20 feet as measured from the front property line shall be landscaped.

##### 2. Side Yard

The minimum distance from any building or storage area to the side property line shall be 30 feet.

##### 3. Rear Yard

The minimum distance from any building or storage area to the rear property line shall be 20 feet.

#### B. Height –

No building or structures within the PUD shall exceed 35 feet in height, as measured in accordance with the Cascade Charter Township Zoning Ordinance. This requirement shall not apply to the bulk salt storage dome, where this structure shall not exceed 50 feet in height. Approval of the 50 foot height

limitation for the bulk salt storage dome is contingent upon approval and written verification from the Kent County Aeronautics Board.

#### C. Signs –

1. One (1) ground mounted identifying sign not to exceed fifty (50) square feet and setback a minimum of twenty (20) feet from the street right-of-way line.
2. Directional signs not to exceed four (4) square feet. The location and number of directional signs shall be approved by the Planning Director.

#### D. Parking Requirements –

1. Off-Street parking for the facility shall accommodate a minimum of 86 vehicles.
2. Each off-street parking space for vehicles shall be a minimum of 180 square feet in area, with a minimum width of nine (9) feet, exclusive of access drives or aisles. Parking aisles shall be of sufficient width to allow a minimum turning movement into and out of parking spaces. All parking shall be 90 degree parking with a minimum aisle width of 24 feet.

#### E. Landscaping –

1. All yard areas with the exception of paved driveways, parking spaces, walkways and outdoor storage areas shall be used exclusively for landscaping, including trees, shrubs, lawns and ornamental features. Every effort shall be made to retain existing trees on the site.
2. New landscaping shall be installed within ninety (90) days of completion of the building or structure, unless permitted in writing by the Planning Director at a later date.
3. All landscaping shall be hardy plant materials and maintained thereafter in a neat and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season. All new trees used in a landscaped area shall have a minimum diameter of 2-1/2 inches or a height of ten (10) feet, whichever is most appropriated to the specie.

#### F. Outside Storage Area –

Outside storage areas shall be effectively screened from view as well as kept in a neat and orderly manner.

#### G. Drainage and Soil Erosion –

The developer shall submit a soil erosion control plan consistent with Cascade Township Ordinance No. 4 of 1988 and a storm drainage plan to the Township Engineer. The Soil Erosion Control Plan and the drainage plan shall be approved by the Township Engineer and incorporate all of the engineer's recommendations prior to the issuance of a building permit.

Section 6. Master Site Development Plan.

The PUD shall conform in as much as reasonably possible with the master site development plan approved by the Township Board and signed by the Township Clerk on September 28, 1988.

Section 7. Effective Date.

This ordinance shall become effective upon publication in the Grand Rapids Press, a newspaper of general circulation within the Township of Cascade.

The foregoing Ordinance was offered by Board Member Hansen, supported by board Member Carpenter. The roll call vote being as follows:

Yeas: Burlingham, Carpenter, Hansen, Henning, Rowland.

Nays: None.

Absent: Champion and Ellinger.

Brenda J. Henning

Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 28<sup>th</sup> day of September, 1988.

Brenda J. Henning

Cascade Charter Township Clerk